

MINUTES



REGULAR MEETING OF THE PLANNING COMMISSION, CITY OF HAYWARD Council Chambers Thursday, May 29, 2003, 7:30 P.M. 777 "B" Street, Hayward, CA 94541

MEETING

The regular meeting of the Hayward Planning Commission was called to order at 7:30 p.m. by Chairperson Bogue, followed by the Pledge of Allegiance.

ROLL CALL

Present: COMMISSIONERS Zermeno, McKillop, Caveglia, Halliday, Thnay
CHAIRPERSON Bogue
Absent: COMMISSIONER Sacks

Staff Members Present: Conneely, Gaber, Looney, Patenaude

General Public Present: Approximately 14

PUBLIC COMMENT

There were no comments made.

AGENDA

1. **Phase II, Grand Terrace, PL 2003-0114 - Pulte Homes Corporation (Applicant); Donald Clemerson (Owner)**
 - a. Use Permit – Request to raze two commercial/industrial structures and construct multi-family residential units within the Central City – Commercial (CC-C) Sub-district
 - b. Site Plan Review – Regarding the design of project
 - c. Exception – To allow a reduction in the garage width for one of two garage parking spaces
 - d. Vesting Tentative Map Tract 7440 – Request to subdivide a 3.58-acre site into 74 lots for the development of 74 townhouses and one parcel for common open space

The property is located at the eastern terminus of Dean Street, west of the Western Pacific Railroad, north of Jackson Street, and south of D Street

PUBLIC HEARINGS

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The property is located at the eastern terminus of Dean Street, west of the Western Pacific Railroad, north of Jackson Street, and south of D Street

Principal Planner Patenaude made the staff report. He noted that this is Phase II of the project. He described the project as ten residential buildings containing from two to eleven units per structure, with a total of 74 townhouses. The project will consist of three-story structures.

Commissioner Zermeño asked about the community room.

Principal Planner Patenaude said it would be approved by the Planning Director.

Commissioner Caveglia wanted to discuss the looks and lack of color scheme.

Principal Planner Patenaude said the applicant is working with the Planning Manager to enhance the colors with more variety of color in both Phase I and Phase II. The Planning Director will review and approve this.

Commissioner Caveglia clarified that the Commission would not approve what it looks like but they will come back to staff.

Principal Planner Patenaude concurred and said staff will take this seriously.

Commissioner McKillop discussed the location and noted that it seems isolated, with the only access as Dean St.

Principal Planner Patenaude said there would be a secondary access through Phase I to Grand.

Commissioner McKillop asked whether this would impact traffic.



Principal Planner Patenaude said that the traffic engineer looked at the proposal and said the affected intersections would not be negatively impacted.

Commissioner McKillop commented on the residents and the area, saying no one is going to walk anywhere from here since it is so isolated.

Principal Planner Patenaude again noted the access onto D Street through Phase I.

Commissioner Halliday expressed similar concerns about pedestrian traffic from the project. She said the idea is to encourage people to walk to downtown and BART. She added that it is not clear on the map where this is and how one would get to the BART station and whether there was a cut-through at the Pinnacles these residents could use.

Principal Planner Patenaude described the easiest route from Grand Street, and then continue to the BART station. He said there is a connection that serves the Pinnacles for access. However, since the Pinnacles is a gated community, he was not sure how easy it would be for these residents to use.

Commissioner Halliday said getting to Jackson on foot is easier. She added that the point of building density downtown is for the access points to be walkable. She said she was bothered that they are all self-contained and do not really encourage walk ability and pedestrians.

Principal Planner Patenaude said he appreciated the concerns about walkability to downtown. However, this project is probably the farthest out for the downtown density.

Commissioner Halliday then asked about plans for the community room.

Principal Planner Patenaude said that originally it was to be 800 square feet but will now be 1,200 square feet to serve both projects.

Commissioner Halliday said it is a good addition. She appreciated staff pushing for the community room.

Commissioner Caveglia asked about the schools in the area and whether they are already impacted and full to over-flowing.

Principal Planner Patenaude said he did not know. The schools are Burbank Elementary, Winton Middle School and Hayward High School. He added that the developer fee is \$3.13 per square foot.

Commissioner Caveglia responded that it was a bad proposition that took away any consideration of school impact in approving a development.

Commissioner McKillop then asked whether the Pinnacles is open to pedestrian traffic.

Principal Planner Patenaude again responded that it is a gated community. At this point staff cannot say how the connection from the Pinnacles to BART is going to work and whether it will be accessible.

Commissioner McKillop then said staff should look to Pinnacles or a friendly way to get to downtown.

Commissioner Thnay discussed the BART station. He said this project is close enough to activities downtown. He wondered how it would accommodate bike access, bikers and a bike path. He added that it should be bikeable as well as walkable.

Principal Planner Patenaude said that within the project, bikers would use the streets. D Street has marked Bike Lane.

Commissioner Thnay commented that Grand Street is probably easier.

Principal Planner Patenaude said it is quicker to continue on Grand for BART, and to access downtown from D Street.

Commissioner Thnay asked about bike racks, etc. in the project.

Principal Planner Patenaude explained that since they will each be individually owned units, bike storage would be mostly in garages, etc. The open space areas will mostly be pedestrian.

Commissioner Thnay then asked what kind of plans for improvements are being made for Dean Street.

Development Review Engineer Gaber said there would be full frontage improvements with curb and sidewalk, as well as structural improvements.

The Public Hearing was opened at 7:57 p.m.

Don Clemerson, applicant, said he was available to answer questions.

Commissioner Halliday asked whether they would be eliminating a unit to accommodate the proposed community room.

Mr. Clemerson said they would be exploring various possibilities without that.

Chairperson Bogue commented that a 1,200 square-foot community room would take the place of two units, not just one.

Mr. Clemerson said maybe by jogging the road, they could locate it more conveniently. He added that they would be looking at other possibilities. He said they have not spent a lot of time looking at it but will do so.



Commissioner Halliday said she would strongly urge them to do the community room.

When asked how the original community room was eliminated from the plans for Phase I, Principal Planner Patenaude responded that previous staff might have done it when a different developer owned it. He added that it had been shown on the plan previously.

Commissioner Halliday commented that she was not trying to be difficult but with 161 and 74 units for Phases I and II as well as common areas, the residents are going to want to have meetings and have a space for meetings. She added that it was important for this project. She then asked about the common areas.

Mr. Clemerson said there are two areas, one with a tot lot and the second a bar-be-que area. This will give the homeowners some space as a yard area as well as area for children.

Commissioner Caveglia asked what the selling price of the homes might be.

Mr. Clemerson responded that they would probably sell in the mid-\$300,000 range.

Commissioner Caveglia asked whether there would be any affordable units and was told no, there would be none.

Commissioner Thnay suggested that the picnic and family areas were good features. He asked about a basketball court or active play court.

Mr. Clemerson said they had to look at the various amenities, choose some and eliminate others, due to space. He said they first looked to see what the homebuyers would want.

Commissioner Zermeño emphasized that a community center is important.

Commissioner McKillop asked about the grade differential and access between the project and D Street.

Mr. Clemerson said there would be stairs.

Charlie Cameron discussed the possibility of the developer investing in people movers for easier access for residents to BART.

Chairperson Bogue commented that there was no prohibition for it.

Chairperson Bogue asked about Condition 15, mechanical equipment. In Phase I, he said all

the units were sitting in the landscaped area. Could they not be contained within the unit itself perhaps in the garage area.

Principal Planner Patenaude said staff would address the existing units now. They are working to screen them with probably a trellis type screening.

Jeff Fox, developer, in Phase I it was not possible to place the units under the porch so screening is being built at this time. The units do have to be outdoors so they cannot go in the garage. In this new phase, backyards will be used. They will either be hid in the backyards or on the park side with screening.

Chairperson Bogue said it looked as though in Phase one, they could be hit by vehicle passing by since they were not protected

Mr. Fox said the new Phase, places the units away from the garage. This will have a less used road with less garage doors, which was not available in Phase I.

Commissioner Halliday asked staff about the noise aspect of the project. Can it be brought up to acceptable levels and will the mitigation will do that.

Principal Planner Patenaude explained that the mitigation should do that. The nice thing about the BART is that in this location the speed is pretty low, and BART is more used than the railroad tracks.

Commissioner Halliday commented on its visibility from BART and asked what it will look like.

Principal Planner Patenaude said there would be a screen of trees near BART. Visually much of the open space of the area will be seen since one-half of it is along the length of track.

Chairperson Bogue then asked about the viability of Condition 15 since all the mechanical equipment will be outside and the developer will have to incorporate landscape screening within the grid. He noted that the community room is still up in the air. He asked how the Commission would approve a site plan when those factors may change.

Principal Planner Patenaude commented that the site of the community room in Phase II might be a better location than the original proposal. He added if the change is significant to the project, it could be brought back.

The architect suggested shifting the road down to the south and community room be erected to the north side with landscaping around that.

The public hearing was closed at 8:21 p.m.

Commissioner Halliday emphasized that it is important that there is a community room. The site plan seems pretty tight. Not sure what is being eliminated tonight. She then **moved**, seconded by Commissioner Zermeño, to approve the staff recommendation including the elimination of one



lot on Vesting Tentative Map Tract 7440 – Request to subdivide a 3.58-acre site into 74 lots for the development of 74 townhouses and one parcel for common open space. The map would contain 73 townhouses. She suggested the developer come back with plans and that 74 townhouse lots could be retained should it be shown that the community center would fit. She said this might motivate them to find a real space for the community center.

Commissioner Zermeño suggested that if the developer can come back and demonstrate that it can be built without losing one unit, would that be okay. He said his main concerns were the community center, the color and the distance from downtown. He added that it is a good project, compliments to the developer, it completes Phase I.

Commissioner Halliday agreed that it would come back.

Chairperson Bogue said he would support the motion. This would give more motivation to create an interesting community center and keep a unit. This should create diversity. He said he was impressed by the amount of landscaping in Phase II.

ADDITIONAL MATTERS

2. Oral Report on Planning and Zoning Matters

Principal Planner Patenaude noted a work session with the City Council on June 10.

3. Commissioners' Announcements, Referrals

Commissioner McKillop noted an article in the San Francisco Business Times on Sherman Balch. She said it was a great article.

Commissioner Zermeño noted that La Salsa was having its grand opening this weekend.

Chairperson Bogue reported on two homes whose addresses he would give staff. One was selling mattresses on weekends. The second had towing trucks and was working on them at home.

Commissioner Halliday discussed her previous comment on the shopping center weeds. It is at Jackson/ Santa Clara, the Gateway shopping center in the lot across the street.

Principal Planner Patenaude noted that CalTrans owns the property and it will soon be weed removal season Community Preservation.

ADJOURNMENT

The meeting was adjourned by Chairperson Bogue at 8:31 p.m., to Room 2-A for study session

APPROVED:

Barbara Sacks, Secretary
Planning Commission

ATTEST:

Edith Looney
Commission Secretary